

Topsfield Planning Board
Work Session
February 19, 2014

Chairman Morrison called the meeting to order at 8:00 PM at the Town Library. Board members present were Martha Morrison, Jeanine Cunniff, Joseph Geller and Ian De Buy Wenniger. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectman Dick Gandt

Coordinator's Report: Ms. Knight informed the Board that the Fairground's Special Permit for operation of loudspeakers and parking has expired and the Essex Agricultural Society will be filing for a renewal of the permit this spring with the Zoning Board. If members had any comments they should forward them to the ZBA prior to the scheduled public hearing. Also, Ms. Knight noted that Frank Iovanella had contacted her that he would like to discuss with the Board the development of the rear parcel behind 53 Main Street for veterans housing. The Board agreed to entertain a scheduled discussion in May after Town Meeting. Chairman Morrison also made an executive summary of the history of the parcel.

2014 Proposed List of Zoning Amendments: The Board discussed the list of proposed zoning amendments as described below:

1. **Medical Marijuana Treatment Centers:** Amend Article VII Special Regulations, Section 7.04 by deleting the Moratorium and replacing with new section entitled "Medical Marijuana Treatment Center"
 - a. Explanation with reference to state CMR
 - b. Change in Table of Uses: Business Park by Special Permit
 - c. Zoning Board of Appeals as special permit authority
 - d. Site Plan Review
2. **Amend Table of Uses:** Add subsection 2.18 Medical Marijuana Treatment Center
3. **Minimum Buildable Areas:** Amend Article IV, Section 4.08
4. **Nonconforming Uses:** Amend Article III, Section 3.05 with limited scope
5. **Editing/Housekeeping:** Amend Article XVI Section 16.04 after F. Design Standards insert correct alphabetic order
6. **Street Acceptance:** Hickory Beech Subdivision for Hickory Lane, Evergreen Lane, Beech Place as submitted by developer

The members discussed a possible agricultural exemption for site plan review for structures associated with the zoning use for Medical Marijuana Treatment Centers. The members referred back to the discussion at the joint meeting with the Zoning Board. After some deliberation, it was the consensus not to have an agricultural exemption for

site plan for the “centers” and treat them like any other use requiring site plan review for any structural changes.

The members discussed the format of the warrant article for Section 4.08 Minimum Buildable Areas as to whether the article should show the language for the existing paragraphs which could open them up for discussion on town meeting floor, or just state that the existing paragraphs would be lettered and the section amended by adding a new sub-section C. The Board agreed on the latter. The members also discussed the definition of “buffer zone” and whether the language covered the riverfront buffer zone which would need to be researched.

The Board members referenced Draft #2 2014 Warrant Articles as amended at the Joint Meeting on February 11, 2014 as the basis for its discussion at this meeting which resulted in the issuance of Draft #3 dated February 20, 2014.

The meeting was adjourned at 9:36 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator